

APPLICATION ACCEPTED: November 6, 2009 PLANNING COMMISSION: June 24, 2010 BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

June 10, 2010

STAFF REPORT

APPLICATION PRC 86-C-121-03

HUNTER MILL DISTRICT

APPLICANT:

Reston Excelsior, LLC

ZONING:

PRC

PARCEL(S):

17-4 ((1)) 7B

ACREAGE:

5.0 acres

DENSITY:

20.55 du/ac (457 multifamily units)

(Overall 22.24-acre Oracle campus)

OPEN SPACE:

20%

PLAN MAP:

Planned Residential Community

PROPOSAL:

The applicant seeks PRC Plan approval to redevelop a 5-acre portion of the 22.24-acre Oracle office campus containing an existing surface parking lot with two multifamily

residential buildings containing a maximum of

457 residential units.

STAFF RECOMMENDATIONS:

Staff recommends denial of PRC 86-C-121-03. However, should the Board of Supervisors approve PRC 86-C-121-03, staff recommends that the approval be subject to the development conditions consistent with those contained in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

St. Clair Williams

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924

www.fairfaxcounty.gov/dpz/



It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

Planned Residential Community

PRC 86-C-121-03

Applicant:

RESTON EXCELSIOR LLC

Accepted:

11/06/2009 PRC TOWN CENTER

Proposed: Area:

5 AC OF LAND; DISTRICT - HUNTER MILL

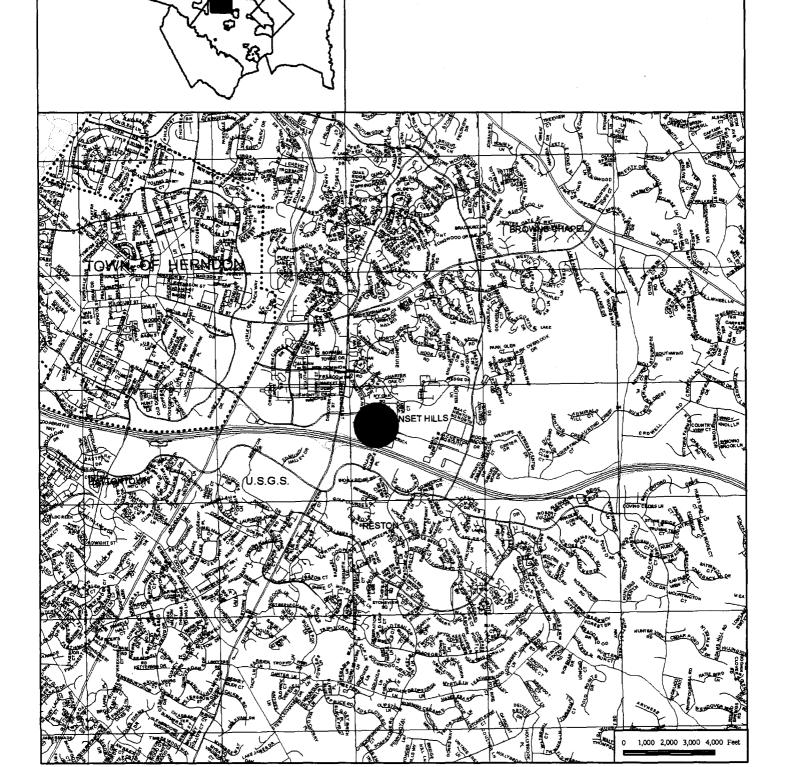


Located:

NORTHEASTERN QUADRANT OF INTERSECTION OF THE DULLES TOLL ROAD AND RESTON PARKWAY

Map Ref Num:

017-4-/01/ /0007B



Planned Residential Community

PRC 86-C-121-03

Applicant:

RESTON EXCELSIOR LLC

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11/06/2009 PRC TOWN CENTER

Area:

5 AC OF LAND; DISTRICT - HUNTER MILL

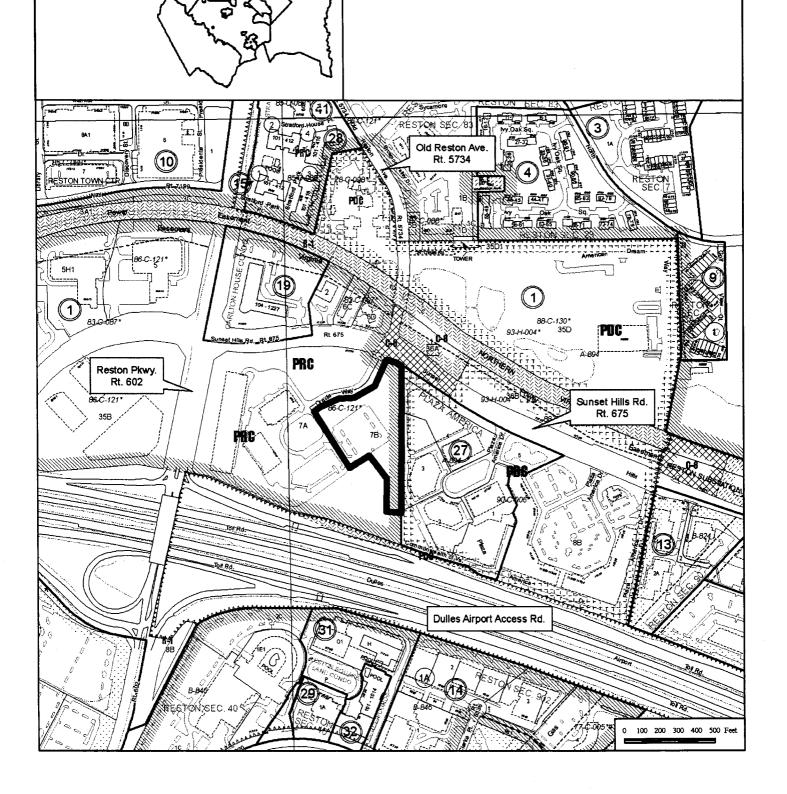


Located:

NORTHEASTERN QUADRANT OF INTERSECTION OF THE DULLES TOLL ROAD AND RESTON PARKWAY

017-4- /01/ /0007B

Map Ref Num:



PRC PLAN #86-C-121-03

ORACLE - PHASE IV RESTON SECTION 95, BLOCK 2

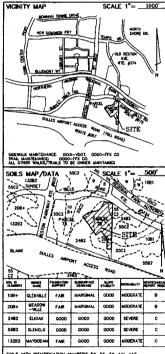
GENERAL NOTES

- 1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 17-4-((01))-0007B.
- 2. THE TOTAL SITE AREA = 5.001 ACRES.
- 3. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED PRC.
- 5. TOPOGRAPHY SHOWN IS BASED ON ARRIAL TOPOGRAPHY PROVIDED BY RESTON LAND CORPORATION PER ORIGINAL SITE PLAN AND SUPPLEMENTED BY PIELD RUN TOPOGRAPHY BY URBAN, LTD., CONTOURS ARE AT 2.0" INTERVAL.
- The Site is currently developed with an existing surface parking lot. Vegetative cover consists generally of Hardwoods, softwoods, and crassed areas.
- 7. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
- 8. THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- 9. THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH ARCHITECTURES IN THE AREA.
- THE LINEQUIPE CONCEPTS, SCREENING MESSIRES, MID PROPOSED THEE CORES WILL BE PROVIDED WIT THE PAIN SET IT AND SHALL DOMEN'S WITH THE PROVIDED OF CHAPTER 12 OF THE PARKEN COUNTY PM. ANY LAMBOCAPE SHEET INCLIDED IN PICK APPLICATION ARE SCHAPTER SCREENING. OF THE PAIN ARE MESSIRES WITH FINAL ENGINEERING, SO LONG AS REQUIREDING OF CHAPTER 12 OF THE PM ARE MESSIRES.
- 11. BUILDING LABELS ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT INDICATE A SEQUENCE OF CONSTRUCTION. THE DEVILOPMENT SECRETURE FOR THIS PROJECT IS UNKNOWN AND SUBJECT TO MARKET DEMAND, AMONG OTHER FACTORS.
- 12. THERE IS NO EXISTING MAPPED FLOODPLAIN ON THE SUBJECT SITE. NO FLOODPLAIN STUDY IS REQUIRED. NO DRAINAGE

- PROPOSED UTILITY LAYOUTS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN BURIAL SITES ON THE SUBJECT SITE.

- 22. IT IS REASONABLE TO CONCLIDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLUM PRODUCTS ARE TO BE GOVERNTED, UTULZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO DESTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE.
- 23. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
- 24. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED BY TWO EXISTING ONSITE SWA/BMP FACILITIES.
- 28. THE EXTERNAL AND INTERNAL PEDESTRIAN CROULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS CENTRALLY SHOWN ON THIS PRO-PLAN. SUBJECT TO FINAL DESIGN.
- ALL ARCHITECTURAL FEATURES (I.E. THE BUILDING SECTIONS AND FLOOR PLANS) PROVIDED IN THIS PRO PLAN ARE SUBJECT TO MODIFICATION OR REMISION AS PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL.
- PRINT FEW CONTROL OF VICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LIMITS WILL BE CLEARLY DEPICTED ON THE STIE PLANES TO BE SUBMITED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE LIMITS OF CLEARING AND GRADING DEPICTED ON THIS PREPARENT AND IS SPACIALLY AND IS SUBJECT TO CHANCE WITH PIVAL PROMEEDING.
- 30. ALL PUBLIC STREETS SHALL CONFORM TO FARRAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VOOT) STANDARDS AND SPECIONICATIONS UNLESS MODIFIED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FARRAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED.
- 3). SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES. FINAL LOCATIONS OF SKINAGE WILL BE DEVELOPED AT A LATER DATE.
- 33. AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
- 34. IT IS ANTICIPATED THAT SOLID WASTE WILL BE COLLECTED ONSITE BY A PRIVATE CONTRACTOR TWICE A WEEK. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH FINAL SITE PLAN.
- 35. ALL EASEMENTS SHOWN ON THIS PRO PLAN ARE APPROXIMATE.
- PROPOSED USES ARE IN CONFORMANCE WITH THE CURRENT TOWN CENTER CONCEPT PLAN AMENDMENT.
- 37. PHASE II OF THIS DEVELOPMENT SITE INCLUDES A PROPOSED OFFICE BUILDING AND ABOVE GRADE GARAGE, AS APPROVED WITH PAC 86-C-121. AT THE THAT THE PHASE IV PRC PLAN WAS PREPARED, PHASE III-HAD NOT GEEN CONSTRUCTED, HOWEVER IT IS SHOWN ON THIS PRIC PLAN AS TOSTING."

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA



OWNER

RESTON EXCELSIOR LLC
c/o LERNER ENTERPRISES
2000 TOWER OAKS BOULEVARD, 6th FLOOR
ROCKVILLE, MD 20862

DEVELOPER/APPLICANT

LERNER ENTERPRISES. LLC. 2000 TOWER DAKS BOULEVARD 8th FLOOR 301-284-6000

SHEET INDEX SHEET INDEX
COMES SHEET
GENERAL HOTES
GENERAL HOTES
MISCELLANEOUS CORRESPONDENCE
EXISTING CONDITIONS PLAN
OVERWEEN AND PEDESTRIAN CIRCULATION PLAN
PRC PLAN
ULTIMATE PRC LAYOUT PLAN
LANGSCAPE PLAN
LANGSCAPE PLAN
LANGSCAPE ENDERING
OPEN SPACE EDHBII
BUSINGS CENTOR
GRADE LAYOUT PLAN
SAM AND BURP PLAN
APPROVED LOYOUT PLAN
APPROVED TOWN CENTER CONCEPT PLAN
APPROVED TOWN CENTER CONCEPT PLAN





FILE No

PARCEL 78 - 217,642 SF (5.001 AC)

2. ZONE:

PRC

3. PROPOSED USE: MIJI TI-FAMILY

4. NUMBER OF UNITS:

ALLOWED: 457 MULTI-FAMILY RESIDENTIAL UNITS
PROJECTED PROPOSED: 457 MULTI-FAMILY RESIDENTIAL UNITS

5. CORRESPONDING POPULATION: 457 MULTI-FAMILY UNITS * 2.1 PERSONS/UNIT # 960 PERSONS

6. DENSITY:

OVERALL PRC DISTRICT MAX = 13 PERISONS / ACRE OF GROSS RESIDENTIAL & ASSOC. COMMERCIAL AREAS PROPOSED: SEE OVERALL COMPUTATION THIS SHEET

PRC HIGH DENSITY DISTRICT OVERALL MAX = 80 PERSONS PER ACRE GROSS RESIDENTIAL AREA PROPOSED: SEE COMPUTATION THIS SHEET (S. 85 82)

PRC SITE SINGLE AREA MAX = 20.55 DU / ACRE (PER APPROVED CPA) PROPOSED: 457 DU / 22.24 AC = 20.55 DU / AC

MAXIMUM FAR = 0.70*

(F.A.R. REQUIREMENT NOT APPLICABLE TO RESIDENTIAL DEVELOPMENT; RESIDENTIAL DEVELOPMENT IS CONTROLLED BY NUMBER OF UNITS ALLOWED

*F.A.R. MAY EXCEED 0.70 WITH DENSITY CREDIT FOR PREMIOUS ROAD DEDICATIONS

7. MAXIMUM HEIGHT: 180' FOR PHASE IV RESIDENTIAL BUILDINGS (PER CPA 86-C-121-8-3, NOTE 40A - SEE SHEET 18 OF THIS PRC PLAN)

PROPOSED HEIGHT: WEST TOWER: 180' (15 STORIES)
EAST TOWER: 160' (14 STORIES)

B. OPEN SPACE REQUIRED OPEN SPACE: PPEN SPACE: 20X = 0.20*217,842 SF = 43,568.4 SF
APPROXIMATE OPEN SPACE PROVIDED: >50,000 SF (SEE SHEET #9 FOR OPEN SPACE EXHIBIT)
NOTE: OPEN SPACE MAY VARY WITH FINAL DESIGN AS LONG AS AT LEAST 20X IS PROVIDED.

TREE COVER CALCULATION:

PROVIDED TREE COVER

THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. A PRELIMINARY LANDSCAPE PLAN IS PROVIDED ON SHEET 5.

10. PARKING: PARKING REQUIRED: MULTIFAMILY

1.6 SPACES/UNIT * 457 UNITS = 732 SPACES

PARKING PROVIDED: PROP. STRUCTURED SPACES = 820 SPACES
PROP. SURFACE SPACES = 10 SPACES
TOTAL = 830 SPACES

HANDICAPPED PARKING REQUIRED: 17 SPACES (INCLUDING 3 VAN ACCESSIBLE)

HANDICAPPED PARKING PROVIDED: 20 STRUCTURED SPACES (INCLUDING 3 VAN ACCESSBLE) + 2 SURFACE SPACES
TOTAL 22 SPACES (INCLUDING 3 VAN ACCESSBLE)

= (1 SP./1ST 25,000 GSF ±.1 SP./190,000 GSF M360,230.05 GSF) = 7 SPACES (5 MAX REQ'D) PER ZONING ORDINANCE ARTICLE 11-202.15

= 2 STRUCTURE SPACES 5 TOTAL SPACES

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SET PAIN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ASTICLE IT OF THE PARTICAL COUNTY ZORING ORDINANCE OR ANY SUBSEQUENT PARKING REDUCTION THE APPLICANT MAY SEEK.

11. YARD REQUIREMENTS FOR PROPOSED RESIDENTIAL

YARDS	REO'O	PROVIDED
FRONT SUNSET HILLS ROAD	NONE	53' BUILDING 55' PARKING STRUCTURE*
FRONT RESTON PARKWAY	NONE	285' BUILDING 70' PARKING STRUCTURE*
FRONT DULLES ARPORT ACCESS HWY	NONE	160' COMMERCIAL BUILDING 4 345 RESIDENTIAL BUILDINGS 30' PARKING STRUCTURE
REAR	NONE	35' BUILDING 28' PARKING STRUCTURE

*THESE SETBACKS ARE RELATED TO BUILDINGS NOT ASSOCIATED WITH THIS PRC APPLICATION

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

This information is required under the following Zoning Ordinance paragraphs:

Special Fermital (6-01) 2.8 ± 2.1

Special Fermital (6-01) 2.8 ± 2.1

Special Exceptions (6-01) 2.8 ± 2.1

Commissions (7-01) 2.8 ± 2.1

Commissions (7-01) 2.8 ± 2.1

Commissions (7-01) 2.8 ± 3.1

- | I. Plat is at a minimum scale of 1"=50" (unless it is depicted on one sheet with a minimum scale of 1"=100").

X 3. Provide: Facility Ner Type & No. DRY PONI BL WYNEX WET PONE	served (scree) 6.48 AC	Off-elis area served (scres) 0.1 AC .85 AC	6.58 AC	15.545 SF	Storage Volume (cf) 102,822 CF 226,400 CF	If pond, dur height (A)
Tol	ada					

- 4. Oneite drainage channels, outsile and pipe systems are shown on Sheet <u># 7</u>.

 Pond ratet and outet pipe systems are shown on Sheet <u># 7</u>.
- S. Maintenance accese (road) to eleminate management facility(se) are shown on Sheet <u>F.7</u>. Type of maintenance access road suntece noted on the plat is <u>ASPHALT</u>, support, persons,

- 8. A description of the existing conditions of each numbered also custed extended downstream from the size to a point which is at least 100 times the abs area or which has a drainage area of at least one square whe
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be estimated in provided on Sheet <u>2.7</u>.
- 10. Existing topography with maximum contour (ntervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheeta 貞 1 之 打.
- 11. A submission waiver is requested for N/A
- 112. Stormwater management is not required because _____N/A



STOUCHER 1 1 1

PHASING

PHASE

PHASE I (OFFICE BUILDING) PHASE II (OFFICE BUILDING) PHASE III (PARKING GARAGE)

OPENING

PHASE III (OFFICE BUILDING)

AUGUST, 1998 (COMPLETE) AUGUST, 2001 (COMPLETE) 2010 OR THEREAFTER 2010 OR THEREAFTER 2010 OR THEREAFTER

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION

	Existing De	netty Calculation	
Unit Type	Unit Court	Population Funter (as extended 3/26/2007)	Number of Persons
أمناهناط زالحنا بثها	4,549	1.5 persons	12,74
أجفيناه والسيا تنوه	E,384	3.7 persons	22,794
Multiple family	14,589	E.1 persons	20,071
-		Current P	opulation= 64,874
		Comment of the Comment	o per sero = 18.4

smalning Available Development Potential (E.224 series (E.12 serversiones e (E.21) servers

0,312 single Resulty distincted units of 0,003 single family attached units 7,500 quality tamby write

arrant: Duesting with count from Department of Yan Admir/stration data and Plan and careant Control, LDB, CPWEB with addition of with receiving one plan approved

Pending Applications*

Project	#Conto	Stoins
JBO/Resion Shortton	498	PRC Plus Approved
Oracle Site	457	CFA Approved
Colta Hook Road IJ.C	240	PCA/IPA/PRC Approved
Spectrum/Larner	1442	CPA Approved
Athora Ronalssanos/ ParcRostop**	£ 10	PCA/INPA Approved
Penr Spaces	n	PRC Plea Approved
Fairway Apartments	603	Fending PRC Plan Approva
Total Number of Units	3,331	

CHRRENT APPLICANT

EXISTING POPULATION: 64,974 PERSONS + 960 PERSONS (457 UNITS) 65,934 PERSONS

> 65,934 PERSONS / 6224 ACRES = 10.59 PERSONS/ACRE 10.59 PERSON PER ACRE & 13 PERSONS PER ACRES.

> > REQUIREMENT WET

April 14, 2010					
				I	T
PEST	DN HIGH DE	HTY MA	DENTIAL CA	TEGORY DINE	ŤΥ
		L.,	L.,	Ļ	
High density residential cale	agory density	not to exc	ed 60 person	/acre	
	_		_	_	
8. 1-8.12A, 128, 12C, 12D	17,4566	146	BFA	-	
8. (-8.13	5 0500	270	MFH	80	
8. 7A 8. 11	12.3001	281	MFG	84	
8.11	13.1123	133	MFG	27	
S. 16A-0.2A	11.4107	512	1471	1074	
		50	47A	100	
8. 1646.1	7,4108	870		77	4
8. 16A-8.9 6.4 8. 17-9.2	2.876b	1	BFA	3	
1.17-0.2	7.8881	108	MFG	22	
6, 17, 8,5 6, 17-8,10, 7 & 15	25,245	18	6FA	- 4	
0. 17-8.10, 7 8 13	17,3130	340	M/G		
8. 19-9.5, 8 8 7 8. 344-8, 2 8 3	17.3139	50	BFA	160	
	1771	176	SFA		
8. 26-8.2	17.71	340	Marca Marca	404	
A 64 A 6	11,0469	264	MFG	49	
S. 25-B.A	2.4167	- 0	Open		
8. 25-8.4 8. 30-8.1	4.3277	210	MPH	44	
8. 50-8.2A		80	SFA	165	L
8. SO-0.2B	11.1481	184	BFA	210	
8. SI.B.1	10.466	360	M/G	78	
E 5/18.2 4 8.5/18.2A	17,8416	300	MFG/Open GFA	630	
1. St. 2.3	1.6			1462	
8. 360-A-10	0.8(4)	200	MFG	436	ļ
44.64	8.57	- 44	EFA	110	
	100	160	MPI	406	
9,40,18.1C&1D	9.9435	44	METH	1046	
8. 41, 9.1	15.1271	146	37A	540	
S. 41, S.1A	6.8	73	8FA	107	
. 4)	31.91	400	MFG	845	
8. 46-9.1 & 2A	23.7186	300	MFG	690	
	-	162	SFA SFA	103 410	
8. 80-8.7 4 8A-4A2	23.104	248	- SFG	921	
8.62-B.1A & 18	22.0424	140	BFA	378	
. 69-8-24-3	14.5075	158	W G	100	
5. 84 8 1A, 2A 6 2B	23,766	460	MPQ.	945	
. 57. B.2	8.67	100	M#G	585	
1. 65, 8.1 1. 74-6.3	14,33	-20	MFG	525	· · · · · · · · · · · · · · · · · · ·
1,744.3	6.37	- 4	BFA	124	
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76, 8.20, (36) 176, 8.3 176, 8.3 176, 8.3	10.28	153	6FA	413	
5 70, D. CD, LOC;	137	183	SFA	*13	
T 78 8 3	8.17	- 20		106	
78-8.4	2.42)	- 0	SFA Church		
8, 80, 9.1C	3.8037	- 59	野人	163	
5, 80, 8, 10 5, 80, 8, 10 5, 80, 8, 12 5, 81, 8, 1	3.00	27	SFA.	73	
. 80, 0,1E	2.37	17	SFA	- 4	
5. 81, B.1 5. 81, B.2	9.77	182	AFG.		
	0.22	814	MFH	1286	
E. 12-0.1A. 4 & 6	17.6578	124	MFH	1256	
5, 82-9,1A, 4 & 6 5, 82, 8,2A	17.6678	124	MFH 8FA	336 454	
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1. 12-0-14. 4 & 6 3. 12. 13-24 3. 43-4-5-4 & 6 4-4-6 5. 44-6 6. 44-6	17.6678 12.35 7.66 9.12 6.92 12.36 6.98	124 218 0 344 35 85 185	BFA MFG COMM MFH SFA SFA MFG	336 454 6 722 45 179 349 210	
5. 12-0.1A. 4 6 6 5. 12. 18. 2A 5. 12. 18. 2A 6. 18. 18. 18. 18. 18. 18. 18. 18. 18. 18	17.6678 12.35 7.66 9.12 6.92 12.36 9.96 2.09 78.13	124 218 0 344 35 65 165 160 2600	MFRI SFA MFG COUM MFRI SFA SFA MFG MFRI	336 484 6 722 65 176 369 216 5466	
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99-30-09 05-07-10

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GENERAL NOTES AND DETAILS
RESTON SECTION 95-2
ORACLE - PHASE IV
FAIRTER MILL DISTRICT
FAIRTER MILL DISTRICT

SHEET 0F 33 PREL-1625-7 RESTOR TOWN CENTER CONCEPT PLAN AME ORACLE - SECTION BL BLOCK 2. PHARE 4

> MOTES New 10, 2000

The Applicant restfrees the Notes dated Patracry 14, 1897 accepted in continuation with CP 65-C-121-4, the Notes dated August 27, 1898 accepted to confusion with CPA 85-C-121-4, and the Motes dated Patracry 16, 2007 accepted to confusions with CPA 85-C-121-4, which are all included date Patracry 16, 2007 accepted to confusions with CPA 85-C-121-4, which are all included date of the 5 on Central County Patracry with the following sections:

- The even subject to this Team Contact Concept Plan (TCCP) Amandment is brown as Seather 65, Block 2, Reside. The Tax Map reference for the parcel is now 17-4 ((1)) parcel 7A (the Thypograf).
- passed 7s (feet "Reposity"). The Proposity field is explication shall be environment in teconomics and the Proposity field in the second field of the position of the second field in the
- The Property consists of approximately 22-26 ergs, caucking proviously detailed rejectively. The Property consists of approximately 22-26 ergs, caucking proviously detailed rejectively for public street purposes. Order URA, let, is the owner of the property ("Owner"). Letter Emberghes, LLC is the control purchase of the approximately, 601 prime of the Property ("Public IV) already with the desided the on Steed 2 ("Prurchaser"). Collectively, the Owner and Purchaser of the International Public III on the "Pupplic of the Steed 2.

As deplated on Sheet 2, the Press it and Press 8 office buildings, the secondard participating garage, a SWARREP dry pond and SWARREP wit pond have stready been constructed on the Proposity. The Press III office building and amondated peaking garage, will be constructed as deplated on Sheet 2-4 of the TOCP. The Press IV restorated buildings will be constructed as deplated on Sheet 2-4 of the TOCP. The press IV restorated buildings will be constructed as deplated on Sheet 2-4 of the TOCP. The principal will be an

Phase	Square Fact / Units	Opening '
Phase I (office building)	201,526 SF	August, 1998 (complete
Phone II (office building)	206,800 BF	August, 2001 (complete
Prese III (office building)	205,000 BF	2006 or Werester
Phase IV (residential)	457 residential units	2008 or thereafter
l'Otal Proposed	615,325 non-residential OF	

6A. The Development Plan approved for Part 11 of RZ 86-C-121 for Section 96, 80-cit 2, Rasten permits the establishment of 720,000 square bet of incremisdential foor space on the Property. To date, a statel of approximately 613,05 squares text of more-statelating great foor area has been abcorded to Phesse 1, it and it under this and prior Concept Plans. The Applicant reserved this register to see the remarked 113,075 squares lead of prescription of the control of such or the control of such or the control of see the control of such or the s

- 118. As part of the Phose IV development, the Applicant shall implement a landscaping plan generally consistent with the landscaping related on Bhasis 3 and 3A of the Town Carter Concept Plan. Bull shandcaping plan shall be occurriated with and adjust to their review and approval by Union Forest Management of DPWEB. Planting will be provided to eccordance with the Planting Lagant on Bhots 3.
- to accordance with the Therefor Legard on Steel 3A.

 10. Realdotters of the Prime of Voldfards even the Spervision to use the SWAMSMET day point and SWAMSMET was prime above on the Connept Plan for passive excession purposes, no obligation to previse or constitute additives facilities or passive or prevision to estimate additives facilities or passive or prevision to the state in the SWAMSMET day point and SWAMSMET only point of severe. The Applicant reserves the sight to regard to the suit coveres resolution or owner of the Prime of Versidant buildings, and the suit of the SWAMSMET day point and SWAMSMET day point and SWAMSMET was point and SWAMSMET day point and SWAMSMET was point and SWAMSMET was point and SWAMSMET was point and SWAMSMET was point and SWAMSMET day point and SWAMSMET was poi
- pond areas by residence of the Phose IV Auditings for used purposes.

 The Applicant shall insteal Epiding on the existing and proposed steal connection between the Proparty and the adequater Plazza America development located in the confinement of the property and an entrop standards when not have 50 of this Concept Plazz, control of the property and an entrop standards when not these 50 of this Concept Plazz, order to reduce glarc on edipsort properties. The Spritting shall be installed prior to the issuesmoot of the Staff Residucted Liver Parmit for Phase IV of the Proparty.

TRANSPORTATION

- 22A. The Applicant shall hastall a pedestrian countriown system on each legisegment of the saising traffloyadestrian signal located at the Interestion of Oracle Wey/Survet, Hills Resol/Old Meson Avener. The countriown signs shall be installed prior to the insuance of the first Residential Use Permit for Phase IV of the Property.
- 228. The Applicant shall install a pedestrian countdown system on each legisegment of the endeling traffic/pattestion aignal coasted at the intersection of Reston Partney and Sunset Hitle Road. The countdown signal shall be installed prior to the issuance of the first Restderintial Use Parties for Phase IV of the Proparty. THANSPORTATION MANAGEMENT PROGRAM

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201. A Transportation System Interagement (TEMP) program for the Rasion Town Consec Consecution in convolution with the Paristic County Consecution of Transportation, forces Association in convolution with the Paristic County Consecution of Transportation, forces other Street, 125th Administration processing and the Paristic County of the Paristic County Force County County (Temporary County) and the Paristic County (Temporary County) and the Paristic

- Promote the use of mean transit, rists-sharing and other transportation strategies to reduce vahible trips during post; hours by distributing fiyers and announcements on consecutify facility hearts.
- Frovide inhestructure permitting internst connections (such as breachand cable at DSL) in all dwellings to facilitate working at home:
- iv. Provide a louisees center, meeting room audior shaller facilities selected by the Applicant for use by restricts as a magne to encourage interconnection; and
- Provide one (1) Motro BenariCard to each residential unit constructed in Prese (V with an initial between of at least \$25.
- with this name numerous or in them a.c..

 Applicant shall initial bicycle storage facilities within the parking purage or caliars when revidential building is the constructed in Prima IV. The descript facilities shall reduce to the insurance of the first Revidential the Parent for the insurance of the first Revidential the Parent for the insulance of the first Revidential the Parent for the insulance of the first Revidential the Parent for the health or annual.

LAND USE

SITE DEBIGN

The architecture for the office buildings in Phases 148 posensily will be consistent in design and materials used with one contact. The Phases IV residential buildings' architecture may be at a distincted color and estatement buildings and the time section of the distinction of the believence of the buildings and a distinct devial buildings. The Applicate shall assume fixed buildings be private for the Phase IV residential buildings the Applicate shall assume fixed buildings to the Phases IV residential buildings to the Phases IV residential buildings and Phases IV residential buildings and the Phases IV residential buildings are privated in the Phase IV residential buildings are privated in the Phase IV residents buildings are privated in the Phase IV residential buildings are provided to the Phase IV resident

comment, with such review to occur prior to the lesuence of the requested building permits.

parmin. Subject to the casculation of all necessary offsite exeminaries and executing agraements with adjacent property comment to the east, (for Map 174 (GZT)), Precise 2, 3 & 4, 5 and Apploant elsely provide integrated velocities access from the Wheels of treatment foundations. Application of the property in the boostim generally attent on these 2 of the TODP. The integrated velocities and such control of the Precise IV of the Precise IV of the TODP. The integrated velocities access and only the inconsistent in our used by precisions of the Precise IV operations of the Precise IV indiffers, The interpretated velocities access to the excellent of the Precise IV indiffers, The interpretated velocities accesses to the excellent of the Precise IV indiffers, The interpretated velocities accesses to the excellent of the Precise IV indiffers, The interpretated velocities accesses to the excellent properties.

40A. The maximum building height of the Phase IV residential buildings shall not exceed 160 feet, as permitted under the Development Plan for Part 11 of the Resion Town Center approved in conjunction with RZ 88-C-121.

expressed in conjunction with IZE 86-C-121.

Prior to the sections of the first building partitil application for the first recrisional building in Prime IV, the Applicant shall submit it the Department of Planning and Zunleg breather and and Zun

building permit leasurous, withhirtees in more select.

First to the submission of the first building permit application for the first nesidential building in Place N, the Applicant small submits to the Operations of Placening and Zoning in Place N, the Applicant small submits to the Operations with the control of the Operation of the Operation with the Control of the Operation of the Operation

customy points assured, increased is more error. The Property research is served by selecting atterminate management (60/Md) and BMP inclines designed and consequence with PFM strinteds to address both selecting and visite quality laster resulting from development of the Property. Selecting the property of the Prop

plan for the maillanding half-gray. The Applicant shall submit to and obtain approved than DPVES confirmation that the mainty SHAMER feedings are all continued to the shall be added to the shall be added, and and the shall be added, and an environment to the shall be added to the shall

A Strace and serobic center that shall include weights, exercise equipment and may include assumitations room; and

Passive recreation area(s) to be utilized for recreational activities, such as existing ereas, formal genteralposics and either facilities as estacted by the

RESTON COMMUNITY

43. The Applicant shall contribute \$3.000 per unit to the flourd of Supervisors to be used in support of socials to effectable housing opportunities, perfociety in the Revisor community. The Applicant hallo contribute south Ranto to the Roand of Department occurrency with the imparton of seath Residential Use Permit for each residential unit contributed to perf of the Price of development.

CPA 86-C-121-8-3 - LEBNER ENTERPRISES, LLC (Honor MAIL District)

Decision Only During Commission Messers (Public Hearing held on April 19, 2006)

Commissioner du la Per Mr. Chaltenan, traight I have tree destidions and fan fiert ene is CPA N-C-0714-9. And If the Chaltenan, traight I have tree destidions and fan fiert ene is which the chartenant of the work in ward. It was beautiful to a chartenant of the chartenant of the van required to be a realing ene, but the reasons were are tree particular for applicant - and bereived and the applications and discrete the a CPA, in the bear. It clearly be to be Board of Propertiess and I remaid to make zer that all your know, everything had been appeal to be, builded I conver-tor any assessment of all of the applicant on a presentant to some up the products.

Merk Leoney, Estudie: Think you.

max de la Pe: Could you idealify yourself?

Me. Lonouy: These Uses to settle years to settle years to be a proper of the party of the party

Commissioner de la For So, the parties have signed?

Mr. Looney: The puriou have eigend.

Commissioner de la Fe: Could we have a copy of that?

Mr. Looney: We do and I will give it to you.

Commissioner de la Pr. Could you give la to the -- cur cherk? These you very moch, And il is not wor that I kept deforming because I wanted a note that said that we would get the tickets to the Nationale gainst, but oksy. These, you, bit. Chairman. The public howing for this case was held on April 19, 2006. At that theteing, one speaking spoke in fiver. There was only me

Planning Commission June 1, 2006 CPA 86-C-121-8-3

Page 2

Page 2

Quality. There were no speakers opposed. The Renton Principle and Zoning Commenter has recommended upproved, subject to a number of conditions, their day generally section the insus section, and the principle of the principle o

Vice Chairman Byers: Seconded by Ms. Hopkins. Any discussion? All in favor of the motion to approve CPA 86-C-121-4-3, say aye.

Commissioners: Ays.

Vice Chairman Byers: Opposed? Motion carries.

Commissioner de la Fe: Thank you very much, Mr. Chairman

Vice Chairman Byers: Thank you very much

(The motion carried unanimously with Commissioners Alcorn and Harsel not present for the vote; Commissioners Lieft and Murphy about from the meeting.)

KAD

111111 #ANDATE 09-30-09 05-07-10

Urban, Lud 712 Lude River Turn Amandak, Vogies 2 Tel. 703,602,020 Fra. 703,602,020 www.urban-lad.com 2025 - Lund Survey







£ DATE

MISCELLANBOUS CORRESPONDENCE
RESTON SECTION 95-2
ORACLE - PHASE IV
FAMENX COUNTY, VIRGINA
OTHER MILL DESTRICT
FAMENX COUNTY, VIRGINA
OTHER MILL DESTRICT
OTHER MILL DE

